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Know when to hold-em!
Know when to fold-em!
Know where to set stops!
Know when to run!
Never count your portfolio
Until the sells are done..

In this issue an update of significant developments on my green tech and tech companies as a lot of new developments in the past week.

Greenbriar

TSXV:GRB

OTC

Recent Price C\$1.15

Entry Price \$1.15

Opinion – strong buy.

Things are picking up speed with Greenbriar as they executed a \$50-million (U.S.) mandate arrangement with a major U.S. investment fund to provide the essential project equity portion of the proposed \$305-million (U.S.) Montalva project financing package. This occurred in early May and this \$50-million (U.S.) equity financing will not dilute the issued common shares as this is a structured product at the project level.

Last week, Greenbriar executed an additional \$265-million (U.S.) mandate with Pegasus Renewable Energy and Sustainable Infrastructure Credit Advisors LP (RESIC) for the company's 100-megawatt AC Montalva solar project. Together with the previously disclosed \$50-million mandate with Pegasus, the total under letter of intent is now \$315-million, which covers the entire forecasted project cost. RESIC specializes in key mezzanine capital investments and is an affiliate of Pegasus Capital Advisors LP, an alternative asset management firm with approximately \$1.9-billion in assets under management. Pegasus invests in companies within the sustainability and wellness sectors that are seeking strategic growth capital.

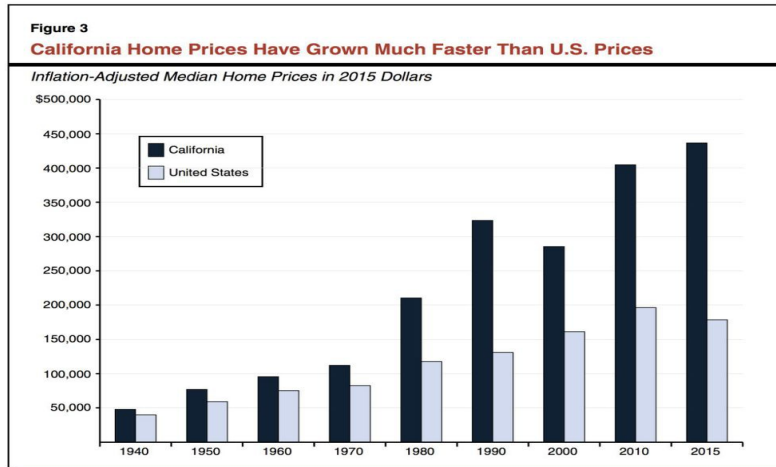
As an incentive to RESIC, the company will issue upon certain conditions, two million common share purchase warrants exercisable for a period of five years at a price of \$1 per share. The RESIC finance team for this \$265-million LOI is led by Thomas Emmons. Mr. Emmons is an experienced financier in the U.S. renewable energy business, and has been involved in financing over \$20-billion in wind and solar projects in the United States since 2008.

One of the toughest hurdles to develop any resource or energy project is obtaining the financing for build out and Greenbriar now has this under wraps so a major risk factor has been removed.

The project is on fast track as a critical energy and infrastructure project for Puerto Rico under the U.S. Financial Management and Oversight Board. I believe we are not far off from the day that this gets the green light to start construction. Not to repeat myself, but is important to remember that Montalva once built will generate revenue of US\$58 million per year for 35 years to Greenbriar. That is over 3 times Greenbriar's current market cap.

What is more, Greenbriar released news today on further developments of their 132 acre land tract in southern California. They have engaged Co-Create Living, it's founder Stuart Nacht has over 40 years experienced in real estate construction and development. Greenbriar's plan is to develop and sell over 1,000 residential town home units. The property had already received approval for a previous 688 unit plan so this will be revised by Co-Create Living.

California is facing a [severe housing shortage](#) with median home prices about double the national average and rents about 50% higher. Greenbriar will be part of the solution and as per the new California law will equip their homes with solar panels from their solar division.



Once fully built out, the property will yield over US\$260 Million in gross sales. **Again, more than 15 times Greenbriar's current market valuation. I believe this in one of the most under valued and unknown stocks listed in Canada.**

There are some interesting observation on the chart. I see a rising up trend with higher lows and the 200 Day MA still moving up, although flat the past month. The top or resistance is around \$1.55. The trading volume on this stock is light but you can see an increase since last November. It reminds me of a pot on slow boil with the lid on tight and you know it will eventually blow off. I believe this is what we will see here, a pop and quick sharp move through \$1.55 and it really there is no resistance above that so it will launch into some higher trading range.

I would be using the current market weakness to accumulate stock



Smartcool
Entry Price \$0.04

TSXV:SSC

OTC:SSCFF
Opinion - buy

Recent Price \$0.055

Smartcool released Q1 2018 results on Friday with revenue of \$314,363 up 265% over Q1 2017. This is good news, although the revenue growth has been slower to gain momentum than I expected. In 2017 revenue came in at \$774,279 for the year and by Q1 2018 I was expecting a revenue run rate of several million and at the current pace we are only around \$1.2 million.

I believe they have some momentum to continue to grow revenue but there are two short term factors we need to watch that could make a big impact for 2018.

Early March SSC announced an LOI to acquire Total Energy Concepts (TEC), based in Minnesota USA .TEC is a distributor of Smartcool products but more importantly has their own line of energy efficient products and has been in business since 2003. SSC needs to close on this acquisition and then we could see the stock react better as it would add significantly to revenues.

The 2nd catalysts will be Smartcool's agreement with Mike Holmes and The Holmes Group to partner and promote the company's ECOHome products internationally. They are first focused in the southern U.S. states and if sales get traction for this new home product, it to could add significantly to revenues.

I don't believe the stock is going to take off any time real soon, at least until they close a \$800,000 financing at 5 cents. If you are interested, let me know as there is still some of this available. Each 5 cent unit is one share at 5 cents and one whole purchase warrant that can be exercised at 7 cents and good for 2 years.



The stock remains in the wedge pattern I pointed out a couple months back and the 200 Day MA is still in an uptrend but leveling off. The range has been tight between 5 and 6 cents. A close at 7 cents or higher would likely signal a new rally under way with 10 cents the upper resistance.

Drone Delivery
Entry Price \$0.43

TSX:FLT

OTC :TAKOF
Opinion – buy

Recent price \$1.73

Last week, Drone Delivery and Toyota Tsusho Canada Inc. (TTCI) signed an agreement to collaborate on a drone delivery logistics platform. TTCI is a wholly owned subsidiary of Toyota Tsusho America Inc. The ultimate parent company of TTCI is Toyota Tsusho Corp., the trading affiliate of the Toyota group of companies. Under the agreement, TTCI will participate in Drone Delivery Canada's commercial pilot program in Canada as an initial stage. Collectively, the two groups will look to commence flight testing and identify other international markets to deploy Drone Delivery's proprietary drone delivery platform as a transportation solution.

"This agreement with TTCI is expected to open international markets for us as a company," commented Tony Di Benedetto, chief executive officer of Drone Delivery Canada. "Working alongside a global industrial leader such as Toyota Tsusho also provides us quick access to a very extensive international global network and a breadth of commercial skills."

"We are confident drone delivery services are the way of the future. This agreement with DDC will enable us to participate in this cutting-edge technology," commented Hidetoshi Tada, president TTCI.

On Friday it was revealed that Transport Canada has selected FLT to participate in the department's beyond visual line of sight (BVLOS) pilot project. The pilot project in Moosonee and Moose Cree First Nations communities will advance FLT's BVLOS capabilities and will further FLT's capabilities in the pilot project communities in Northern Ontario, commencing in the summer of 2018.

The pilot project will utilize FLT's drone delivery platform, which includes its Flyte management system, DroneSpot technology and its Sparrow X1000 delivery drone, which was deemed compliant by Transport Canada in late 2017. FLT's pilot project with unmanned aircraft deliveries will include letters, packages and medical deliveries from a large group of FLT's existing customer base, including FLT's recently announced partnership with Toyota Tsusho Canada Inc. on May 28, 2018.

This is a huge vote of confidence by Toyota and Transport Canada. I have no doubt FLT will be the first and probably leader in Drone deliveries in Canada. Their expansion of testing in the U.S. and the agreement with Toyota will probably expand FLT into other countries as well. The stock remains in a long term up trend. After the first run to \$2.20 we seen a nice consolidation and a new rally has begun. There is resistance in the \$1.90 to \$2.20 area and I am betting the approval from Transport Canada for BVLOS deliveries is what is needed to break out into a higher trading range.



Patriot One Technologies
Entry Price \$0.95

TSXV:PAT OTC: PTOTF
Opinion – buy on weakness

Recent Price \$1.56

It has been a while since I updated Patriot and for new readers you may want to watch this video to get a good idea what their weapons detection system does.

<https://patriot1tech.com/news/videos/>

I am convinced this will sell big time once they finalize the product for full commercial launch and that has taken longer than expected. All the FCC approvals are in place since Q3 2017 and they began commercial production, but it was discovered some fine tuning was required in live environments compared to the lab.

Currently engineering teams are focused on developing and honing the Patscan CMR antenna system. During the past three months they have been fine-tuning and managing minute background anomalies found in real-world environments that were not readily identifiable in previous laboratory studies. As a result they instituted an antenna update program, which requires additional testing.

Patriot One has been working with the Westgate Las Vegas Casino & Resort that has provided in-depth and practical field study results at this key juncture. The company believes this has saved significant capital and amassed strategically important data that we would not have otherwise collected as quickly. They have begun preparations to roll out two additional development centres -- one at a major midwest United States university and another in a southeastern U.S. school district. Working in these additional real-world environments, including applying recent advances in the antenna design, will further propel our hardware and software development, and move the Patscan CMR solution further toward commercialization.

As the company highlighted in a press release - Given that our product, when released commercially, will play a front-line defensive role in potential life and death situations, there is a fundamental need to ensure the technology works effectively. There is no second best or excuse for releasing a product until we are satisfied with its performance.

We are still sitting on a 70% gain but the stock has been languishing, probably because of commercial launch delays. There is support around \$1.50 which is also the are of the 200 Day MA. I would try to buy on dips below \$1.50



Theralase Technologies
Entry Price \$0.32

TSXV:TLT
Opinion - hold

Recent Price \$0.36

Last week TLT Inc. has successfully completed its phase Ib non-muscle invasive bladder cancer clinical study. On May 19, 2018, Theralase's medical and scientific advisory board was convened to examine the clinical results obtained from the first six patients enrolled and treated in the study utilizing TLD-1433-based photodynamic therapy, specifically: the primary end point of safety and tolerability, the secondary end point of pharmacokinetics (movement and exit of drug within tissue) and the exploratory end point of efficacy primarily at 90 days.

After reviewing the clinical data presented by Dr. Girish Kulkarni, MD, PhD, FRCSC, an associate professor at the University of Toronto's department of surgery and the principal investigator of the study, the MSAB unanimously recommended the early termination of the study due to achievement of the primary and secondary end points. The MSAB also recommended that the clinical data collected from the first three patients treated at the maximum recommended starting dose (0.35 microgram per square centimetre) and the three patients treated at the therapeutic dose (0.70 mg per square cm) were sufficient to support the conclusion that the study had successfully achieved its primary and secondary end points and had adequately addressed its scientific, technical and clinical questions, as per the approved study design and clinical protocol. The MSAB recommendation to the company was to terminate the study based on the six patients treated to date and suggest that the company pursue a pivotal phase II NMIBC clinical study approval with Health Canada and the FDA (United States Food and Drug Administration) with efficacy as the primary end point.

Dr. Kulkarni stated: "*The primary and secondary end points of the study have been successfully accomplished from a clinical aspect. The treatment was safe and well tolerated by all patients treated, with no discernible difference in the number or severity of adverse events, regardless of whether the MRSD or therapeutic dose was utilized. All adverse events were either minor (grade 1) or moderate (grade 2) in severity and completely resolved within 90 days. There were no severe (grade 3), life threatening (grade 4) or deaths (grade 5) AEs, and the majority of AEs were transient and related to irritative lower urinary tract symptoms (that is, urination urgency). TLD-1433 systemic absorption was minimal (picograms concentration in plasma), which is magnitudes below the no observed adverse effect level for TLD-1433 and hence presents no significant clinical risk. I believe that TLD-1433 holds real potential as a treatment for NMIBC and I look forward to treating patients in a pivotal phase II NMIBC clinical study, pending Health Canada approval to commence the study.*"

I abbreviated the comments of the following three doctors, there is more detail in the news release.

Dr. Michael Jewett, MD, FRCSC, FACS, professor of surgery (urology) at the University of Toronto and the chairman of Theralase's MSAB, stated: "*I am pleased that the clinical results of the study met its objectives demonstrating that the Theralase PDT technology has demonstrated potential as a treatment for bladder cancer.*"

Dr. Ashish Kamat, MD, MBBS, professor of urologic oncology (surgery) and Wayne B. Duddleston Professor of Cancer Research, University of Texas's MD Anderson Cancer Center, stated that: "*The MSAB thus recommended that the company truncate the study early to seek Health Canada and FDA approval to commence a larger and more statistically powered, single-arm, multicentre efficacy study. The clinical data presented by Dr. Kulkarni suggests that the Theralase PDT treatment option may be just what the doctor ordered.*"

Dr. Michael O'Donnell, MD, professor of urology, University of Iowa, Iowa City, Iowa, stated: "*The Theralase approach is an interesting treatment option with an early signal of treatment effectiveness, albeit in a small population, that will need to be confirmed in a phase II clinical study. This is a novel approach that addresses a bladder cancer population with a high unmet need. As designed, a successful phase II clinical study will confirm how this PDT therapy approach could shape future practice.*"

The company is planning to meet with Health Canada and the FDA, to discuss and finalize the design of a Health Canada and FDA pivotal phase II NMIBC clinical study, with a primary end point of efficacy.

This all sounds pretty good and it is this next clinical phase that will determine how good their photodynamic therapy will be at treating cancer and hopefully curing it. I think what has been hurting the stock is poor sales of their TLC-1000 product line that has been disappointing since launch. The sales numbers for this were over hyped and revenue declined to \$441,931 for Q1 from \$507,428 in the same period in 2017. I am going to hold the stock until we see results in the next clinical trial, but if we get into the upper 40s before then, will suggest taking part profits. You can see from the chart how volatile this stock is, going both up and down.



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